

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on February 23, 2026, at the City Hall, at 7:00 PM.

1. CALL TO ORDER

Chair Hansen called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Chair Hans Hansen
Commissioner Rick Cobbs
Commissioner Eric Julien
Commissioner Steve Coyle
Commissioner Kristi Goldstein

STAFF PRESENT

Building Official Jeff Baker, City Administrator Daniel Buchholtz, City Planner Evan Monson

VISITORS

Chad Moren, Rec Direct Inc.	7111 Stillwater Blvd	Oakdale MN
Linda Kreps	24913 123 rd Ave N	Rogers MN
Ken Wending	547 81 st Ave NE	Spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. ELECT OFFICERS

A. Chair

Motion made by Commissioner Julien, seconded by Commissioner Cobbs, to elect Commissioner Hansen as Chair for 2026.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein. Abstain: Chairperson Hansen. Motion carried.

B. Vice Chair

Motion made by Commissioner Cobbs, seconded by Commissioner Julien, to elect Commissioner Cobbs as Vice Chair for 2025.

Voting Yea: Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Abstain: Commissioner Cobbs. Motion carried.

5. APPROVAL OF MINUTES

A. Approval of Minutes – May 27, 2025 Meeting

Motion made by Commissioner Cobbs, seconded by Commissioner Coyle, to approve the minutes from the May 27, 2025 Planning Commission meeting as amended.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

6. PUBLIC HEARING

A. Public Hearing – Interim Use Permit – Rec. Direct Inc. – 1109 County Highway 10 NE

City Planner Evan Monson presented an application for an Interim Use Permit (IUP) for an auto-marine business proposing to sell and lease boats, UTVs, and related equipment. Mr. Monson provided an overview of the different types of land-use approvals—permitted uses, conditional use permits, and interim use permits—explaining that an IUP is a temporary use requiring specific criteria to be met and may include time limits.

Planner Monson said the applicant intends to occupy approximately 5,800 square feet within an existing building. He stated that the proposal also includes outdoor product display in four designated parking stalls. He stated that the property is located at the intersection of Highway 10 and Cottagewood Terrace.

Mr. Monson noted that the site is guided for Commercial use in the Comprehensive Plan and is zoned C-2, where the proposed use is listed as an interim use. He said the applicant is using an existing structure with no expansion, so several zoning requirements do not apply. He said the parking was reviewed, and staff determined that the site has more than adequate parking to accommodate both the proposed business and existing tenants.

Mr. Evan said staff reviewed the required IUP and conditional use criteria and determined all applicable standards have been met. He noted that the application was sent to the Building Official, the Engineering Department, Anoka County, and the watershed authority; and no comments or concerns were received.

Mr. Monson stated that staff is recommending approval of the Interim Use Permit to allow an “Auto and Marine: Sales, Leasing, and Rental” business at 1109 County Highway 10 (Parcel 01-30-24-22-0138), subject to the following conditions:

- Any expansion of the use on the site, including expansion of the outdoor display area, shall require an amendment to this interim use permit, subject to City approval.

- The interim use permit shall remain valid only while the approved business is actively operating. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
- The applicant shall obtain all applicable local, County, State, and Federal permits required for the project.
- The applicant shall comply with all applicable local, County, State, and Federal regulations.
- All fees and escrows associated with this request shall be paid by the applicant.

Mr. Monson stated that the Planning Commission has three options for action:

- Recommend approval of the interim use permit with the stated findings and conditions.
- Recommend denial of the permit with findings for denial.
- Continue the item to a future meeting to allow for further discussion or to gather additional information.

Chairperson Hanson asked for clarification regarding the proposed Interim Use Permit condition asking if the permit would remain valid until the business is no longer operating. He noted that in some cases businesses cease operations but leave signage or other indications of occupancy in place. He asked staff whether there are specific criteria to determine when a business has officially stopped operating and the permit should terminate.

Staff stated that the City has a Certificate of Occupancy program.

Chad Moren, of 1105 132nd Lane NE in Blaine, addressed the Commission as a representative of Aqua Living, Whisper Outdoors, and Rec Direct. He explained that the parent company is based in Johnson City, Tennessee, and operates 93 stores nationwide. He stated that the company manufactures most of its products in Tennessee, including hot tubs and golf carts.

Mr. Moren noted that the company recently acquired Landmaster UTV, relocating its assembly operations from Illinois to Tennessee, and also purchased Quest Pontoons from Michigan. He stated that the business is employee-owned and that he and his wife currently manage the Oakdale store. They are seeking a new location with better visibility and additional space.

Commissioner Cobbs inquired of the applicant if 4 parking stalls would be enough. Mr. Moren stated that the object is to have just enough stock on hand to sell, because customers will buy the product and the company will build the product and ship to customer. He stated that items will be stored inside.

Chair Hansen opened the Public Hearing at 7:19 PM.

Ken Wendling, 547 81st Avenue NE, just wanted to express his support for Rec. Direct.

Chair Hansen closed the Public Hearing at 7:21 PM.

The Commission discussed whether to specify the number of outdoor display spaces as a condition of approval. Commissioners noted the City's past concerns with used car lots and expressed a desire to prevent similar situations, such as excessive outdoor storage or an appearance inconsistent with the intended business model.

Commissioners agreed that including a defined number of permitted display spaces would help ensure clarity and enforceability. While the applicant stated that their typical operations would not require many spaces, Commissioners discussed allowing a higher number to provide flexibility without requiring a future amendment. Commissioners suggested from four spaces, as referenced in the staff memo, to a higher limit such as ten spaces to accommodate potential growth while maintaining an appropriate appearance.

Commissioners concluded that whatever number is selected should reflect a level they are comfortable with, while also giving the applicant reasonable operational flexibility.

Motion made by Commissioner Julien, seconded by Commissioner Goldstein to approve the Interim Use Permit for Rec Direct, Inc, located at 1109 County Highway 10 NE, with the following conditions:

- The applicant is permitted to have ten total spaces for outdoor display; six of those spaces are permitted to be in the front of the site (the parking spaces along the south property line along County Highway 10), while the remainder are to be behind the front of the building.
- Expansion of the use, including additional outdoor display or outdoor storage, shall require amendment of this Interim Use Permit.
- No outdoor storage of inoperable vehicles, parts, or equipment is permitted.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
- The applicant shall pay any fees and escrows associated with this project.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

7. OTHER

Planner Monson provided an overview of the upcoming Comprehensive Plan update process. He explained that comprehensive plans are updated roughly every 10 years and serve as the City's long-range guide for land use, zoning, development, and policy direction. He said the plan functions as the framework that informs what uses are allowed in each zoning district and how growth should occur over the next 10 to 20 years.

Monson noted that all cities, townships, and counties within the seven-county metropolitan area are required by state statute to complete these updates in coordination with the Metropolitan Council (Met Council). He said The Met Council adopts a regional development plan, and local comprehensive plans must align with its minimum requirements. He explained that the current cycle will produce the City's 2050 Comprehensive Plan. He stated that the Met Council has issued system statements to each community identifying what must be updated from the previous plan. Planner Monson said the City will also send its draft plan to adjacent communities to ensure compatibility and avoid conflicting long-range land-use guidance.

Mr. Monson stated that the update process will include workshops and meetings with both the Planning Commission and City Council to determine priorities for future development, redevelopment, infrastructure, parks, transportation, and other required plan elements. He noted that once the plan is completed and adopted, corresponding code amendments or map updates may be necessary to ensure consistency. He noted that at a minimum, the City must address all required Met Council updates, with the option to pursue additional local policy changes as desired.

Chair Hansen inquired about who receives the copy of the City's Plan. Administrator Buchholtz commented that the Plan is sent to the adjacent communities, counties and the Watershed Districts. Commissioner Coyle requested that the Comprehensive plan be sent out to all the members so they have time to study the current plan before working on the new plan.

8. ADJOURN

Motion made by Commissioner Julien, seconded by Commissioner Cobbs to adjourn.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:39 PM.